

MINUTES
MOUNT VERNON PLANNING AND ZONING COMMISSION
OCTOBER 11, 2017

The Mount Vernon Planning and Zoning Commission met October 11, 2017 at Mount Vernon City Hall Council Chambers with the following members present: Truman Jordan, Trude Elliott, Matthew Nelson, Rich Hileman, Jenna Wischmeyer and Joan Burge. Also in attendance, Zoning Administrator, Matt Siders, Randy Williams and Vince Schrock with MMS Consultants. Meeting was called to order by Chairperson Truman Jordan at 6:32 p.m.

1. Approval of Agenda and September 13, 2017 and September 27, 2017 minutes. These documents stand approved unless otherwise indicated by Commission members.
2. Open Forum: each citizen limited to 5 minutes per discussion item.
3. Public Hearing on review of the preliminary plat for Stonebrook 6th, 7th, 8th, 9th and 10th Addition. Discussion and possible action. Jordan opened the public hearing. City Administrator Chris Nosbisch provided commission members with an updated "Letter of Report" for the subdivision, which Siders went over with commission members. Under the water category the following notation was made: Two cul-de-sacs have been added to the development. 16th Ct S is just over 300 feet in length and the Park View Ct is closer to 400 feet. In both cases, the cul-de-sacs do not exceed the 300 feet from the intersecting street to the throat of the cul-de-sac opening as allowed 166.14 (i.) 3. The third cul-de-sac that is shown on the plat actually sits on ground owned by the City. It is unlikely that this cul-de-sac will be constructed as 16th Place S will likely lead to a public parking lot. This area will receive further scrutiny by the Parks and Rec Board and the City Council when the final park design is completed. Cul-de-sacs are to be "generally" avoided in subdivisions, however they are not banned outright by the code. In this instance, given the constraints of the property, staff would recommend in favor of allowing the construction as proposed. There were no updates made to the water, sewer or zoning categories.

Under the storm water category the following notation was made: The wet pond system has been removed from the design and replaced with two detention basins. The "wet" pond was not a necessity for storm water control. It is likely that additional storm water improvements will be required during the design of the park on parcel "A." If a parking lot is made a part of the design, additional mitigation will be required of the City.

Outlot "A" is being maintained by the City as it may be extended north with future development.

Under the parkland dedication/trails category the following notation was made: Additional trail stubs have been added to trail on out lot "B" and "C." Connections to the trail from the east will currently be made via 3rd and 8th streets.

Siders said the main change on the plat is the location of the park which has been moved back to its previous position.

Randy Williams with MMS Consultants said they tried to re-work the subdivision to accommodate better pedestrian access and also put the park back where it had been promised. Matt Francois, 615 15th Avenue SW, said this plat comes back to the City's word and is more like the Stonebrook subdivisions. He feels that this will be much safer traffic wise with the cul-de-sacs and also having the wet pond gone. Jordan closed the public hearing at 6:41 p.m.

Hileman said the issues that were of most importance at the last meeting have been addressed with this revised preliminary plat. The City Administrators additions to the notes address anything else that isn't addressed by the revised plat. Hileman said he appreciated the developer and engineer coming back with this revision.

Edward Meyers, 1510 Summit Avenue SW, asked if the roads in the subdivision were to the standards that the City wanted. Vince Schrock with MMS Consultants explained the widths of the streets and that they were all to standards. Meyers also said this subdivision was somewhat of a tragedy because this isn't a big City and should have a small town environment.

Elliott said that it is her understanding that cul-de-sacs are discouraged. She understands the idea that they are safe but they are not conforming completely to the Comprehensive Plan. She is ok with these cul-de-sacs because she sees this as a special situation with the lay of the land, the water and the promise of the park and sees this as a good resolution. Nelson agreed with Elliott and appreciated that this plat has been looked at a second time. He felt that cul-de-sacs did not connect the communities like we want in Traditional Residential neighborhoods but he understands that this is a unique situation with the water retention and storm water that needs to be addressed. He appreciates that the park is in its original location. He would also like the City to think about future growth to the west and look at future trail connectivity.

Jordan agreed with Nelson and said he would like to see the walk that goes between lot 6 and 7 be extended between lots 28 and 29 so that in future development there would still be a walkway to the west. Nelson asked if there was a reason that that walkway shouldn't be expanded to the west. The future land use map has that zoned as residential. The developer said this would not be a problem to extend this and provide the easement for it.

Wischmeyer appreciates the developer going back and looking at it from a different angle. The two areas that she commented on last time were the involvement of the Parks and Rec Board and the storm water management piece. She is happy to see that there is reference to talking with Parks and Recreation. She said the comments on storm water are a little vague but understands that those issues will be addressed between the preliminary and final plat phases.

Hileman made a motion to recommend approval of the preliminary plat to City Council. Motion seconded by Burge. Nelson asked to amend the motion and ask that the easement to the trail continue westward between lots 28 and 29. Hileman had no objections to the amendment. Jordan seconded the amendment. All members in favor of the motion as amended. Motion passes.

4. Zoning Administrator Report. Siders reported that the school is installing new tennis courts.
5. Old Business.
6. New Business. There will not be a special meeting at the end of October. Siders will be meeting with Chad Sands to discuss this.

Meeting adjourned at 7:08 p.m.

Respectfully submitted,
Marsha Dewell
Deputy Clerk